



తెలంగాణ రాజ పత్రము THE TELANGANA GAZETTE

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HYDERABAD, FRIDAY, DECEMBER 21, 2018.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(Plg.I (1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM WORK CENTRE USE ZONE TO RESIDENTIAL USE ZONE AT NADERGUL (V), SAROORNAGAR (M), RANGA REDDY DISTRICT - CONFIRMATION.

[G.O.Ms.No. 202, Municipal Administration & Urban Development (Plg.I (1)), 18th December, 2018.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Master Plan of HMDA Area vide G.O.Ms.No. 287, MA, dated: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.Nos. 623/P, 624/P, 625/P situated at Nadergul (V), Saroornagar (M), Ranga Reddy District to an extent of 119382.26 Sq. Mtrs, which is presently earmarked for Work Centre use zone in the notified Master Plan of HMDA Area vide G.O.Ms.No. 287, MA, dated: 03-04-2008, is now designated as Residential use zone, subject to handing over area falling in FTL/Buffer (0.13 Gts.) and **subject to the following conditions:**

- The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
- The owners / applicants shall develop the roads free of cost as may be required by the local authority.
- The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

- e) The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976.
- f) After demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the Municipal authorities for obtaining permission.
- g) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
- h) The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- i) The change of land use shall not be used as the proof of any title of the land.
- j) The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- k) The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
- l) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- m) The applicant shall comply the conditions mentioned in G.O.Ms.No. 168, MA & UD, dt: 07.04.2012 with respect to HT line passing through the site under reference.
- n) The applicant shall comply the condition mentioned in the NOC issued by the Irrigation and Revenue Department.

SCHEDULE OF BOUNDARIES

NORTH : Sy.Nos. 625/P, 624/P

SOUTH : Sy.No. 619

EAST : Sy.Nos. 622 & 623/P

WEST : Sy.Nos. 613 & 624/P

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE AT KONDAPUR VILLAGE, SERILINGAMPALLY MANDAL, RANGAREDDY DISTRICT- CONFIRMATION.

[G.O.Ms.No. 203, Municipal Administration & Urban Development (Plg.I (1)), 18th December, 2018.]

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Revised Notified Master Plan 2021, R.C Puram zone segment vide G.O.Ms.No. 288, MA, dated: 03-04-2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No's 106, 107, 108 & 109 of Sy.No. 44 of Kondapur village, Serilingampally Mandal, Rangareddy District to an extent of 1068.66 Sq. mts. after deducting the area affecting under proposed RDP road of 100' prepared by GHMC and the net site area is 830.20 Sq. mts, which is presently earmarked for Residential use zone as per the Revised Notified Master Plan 2021, R.C Puram zone segment vide G.O.Ms.No. 288, MA, dated: 03-04-2008, is now designated as Commercial use zone, **subject to the following conditions:**

- a) The applicant shall pay development / conversion charges to HMDA as per rules in force before issue of final orders.
- b) If the development charges are not paid within 30 days the order of change of lands use will be withdrawn without any further notice.

- c) The applicants/owners shall handover the area affected under the notified roads to the GHMC with free of cost by way of registered gift deed.
- d) The applicant shall develop the roads free of cost as may be required by the Local Authority.
- e) The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No. 168, MA & UD Department, dated: 07.04.2012.
- f) The applicant shall comply the condition laid down in the G.O.Ms.No. 168, dated: 07.04.2012.
- g) The applicant shall obtain prior permission from Competent GHMC before undertaking any development in the site under reference.
- h) The title and land ceiling aspectgs shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporation Municipalities before issue of Building permission/development permission and it must be ensured that the best financial interest of the Government are preserved.
- i) The change of land use shall not be used as the sole reason for obtaining exemption from the Provisions of ULC Act, 1976.
- j) The above change of land use is subject to conditions that may be applicable under ULC Act and AP Agricultural Ceiling Act.
- k) The owners/applicants are solely responsible for any mis-representation with regard to ownership/title, land ceiling clearance etc., and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- l) The change of land use shall not be used as the proof of any title of the land.
- m) The applicant has to full fill any other conditions as may be imposed by the Competent Authority.
- n) The change of land use does not bear any public agency including HMDA/Local Authority to require land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

NORTH : Existing 17.50 Mts. Road (proposed 100' as per RDP Plan prepared by GHMC)

SOUTH : Residential House in Plot No's 105 & 110

EAST : Existing 30'-0" wide Kutcha road

WEST : Existing 30'-0" wide Kutcha road

ARVIND KUMAR,
Principal Secretary to Government.

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